



ORDINANCE NO. 1993

AN ORDINANCE OF THE CITY OF FARMERS BRANCH, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF FARMERS BRANCH, TEXAS, AS HERETOFORE AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT TO ALLOW A NEW OR USED BOAT SALES LOT ON A 2.4 ACRE TRACT AT 14185 DALLAS PARKWAY, LOCATED AT THE SOUTHWEST CORNER OF SPRING VALLEY ROAD AND DALLAS PARKWAY AND WITHIN A LIGHT INDUSTRIAL (LI) ZONING DISTRICT; PROVIDING FOR CONDITIONS OF OPERATION; PROVIDING FOR INJUNCTIVE RELIEF; PROVIDING FOR SEVERABILITY; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; AND DECLARING AN EFFECTIVE DATE.

WHEREAS, the Planning and Zoning Commission of the City of Farmers Branch and the governing body of the City of Farmers Branch, in compliance with the Charter of the City of Farmers Branch, and the State Law with reference to the granting of Specific Use Permits under the Zoning Ordinance Regulations and Zoning Map, have given the requisite notices by publication and otherwise, and after holding due hearings and affording a full and fair hearing to all property owners generally, and to the persons interested and situated in the affected area and in the vicinity thereof, the governing body of the City of Farmers Branch is of the opinion that said change in zoning use should be made, subject to the conditions set out herein.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF FARMERS BRANCH, TEXAS:

SECTION 1. That the Comprehensive Zoning Ordinance of the City of Farmers Branch, Texas, be, and the same is hereby amended by amending the zoning map of the City of Farmers Branch so as to grant a specific use permit to allow a "New or Used Boat Sales Lot" on a 2.4 acre tract at 14185 Dallas Parkway, located at the southwest corner of Spring Valley Road and Dallas Parkway, and within a Light Industrial (LI) zoning district.

SECTION 2. That the above described "New or Used Boat Sales Lot" shall be constructed and operated in the manner set forth on the approved site plan attached as Exhibit "A".

SECTION 3. That the above described property shall be used only in the manner and for the purposes provided for by the Comprehensive Zoning Ordinance of the City of Farmers Branch, as herein amended and by the granting of a Specific Use Permit for a "New or Used Boat Sales Lot."

SECTION 4. That any person, firm or corporation violating any of the provisions or terms of this ordinance shall be subject to the same penalty provided for in the Comprehensive Zoning Ordinance of the City of Farmers Branch, and upon conviction, shall be punished by a fine not to exceed the sum of Two Thousand Dollars (\$2,000.00) for each offense.

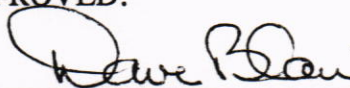
SECTION 5. That if any section, paragraph, subdivision, clause, phrase, or provision of this ordinance shall be judged invalid or unconstitutional, the same shall not affect the validity of this ordinance as a whole or any portion thereof other than that portion so decided to be invalid or unconstitutional.

SECTION 6. In addition to and accumulative of all other penalties, the City shall have the right to seek injunctive relief for any and all violations of this ordinance.

SECTION 7. This ordinance shall take effect immediately from and after its passage and publication of the caption of said ordinance and as the law in such case provides.

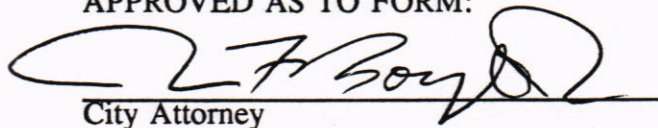
DULY PASSED by the City Council of the City of Farmers Branch, Texas, on this the 15 day of June, 1992.

APPROVED:

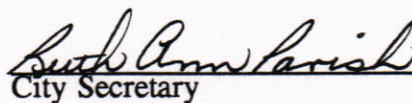


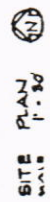
Mayor

APPROVED AS TO FORM:


City Attorney

ATTEST:


City Secretary



AREA DATA
LAB: 047065 - 24 AL

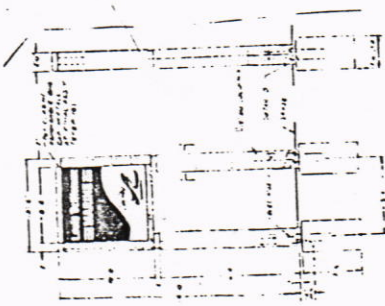
INTERIOR USES:	INTERIOR TOTAL
• OFFICE	11.1
• LABORATORY	11.1
• STORAGE	11.1
• MEETING ROOM	11.1
• RECEPTION	11.1
• TOTAL	55.5

PLANNING	DATA
TOTAL	NUMBER OF EMPLOYEES
	CUSTOMER = 16
	EMPLOYEES = 13
	INDICATED = 2
	OTHER = 20
	56

LEGAL DESCRIPTION:

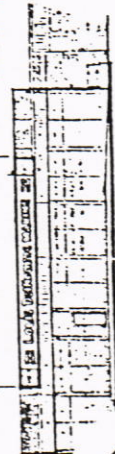
TRACT 1, BLOCK A
CITY OF FARMERS BRANCH, TEXAS
ELISHA FINE SURVEY, ABST. 478 VOL. 67024 p. 6

EXISTING GRADE SHOWN .0000' 11



PROPOSED NEW PAE SIGN

4:30' Lighter blue.
2:10' install on
- 10' 10" 10" 10" 10" 10"



NOTES ON THE CHINESE

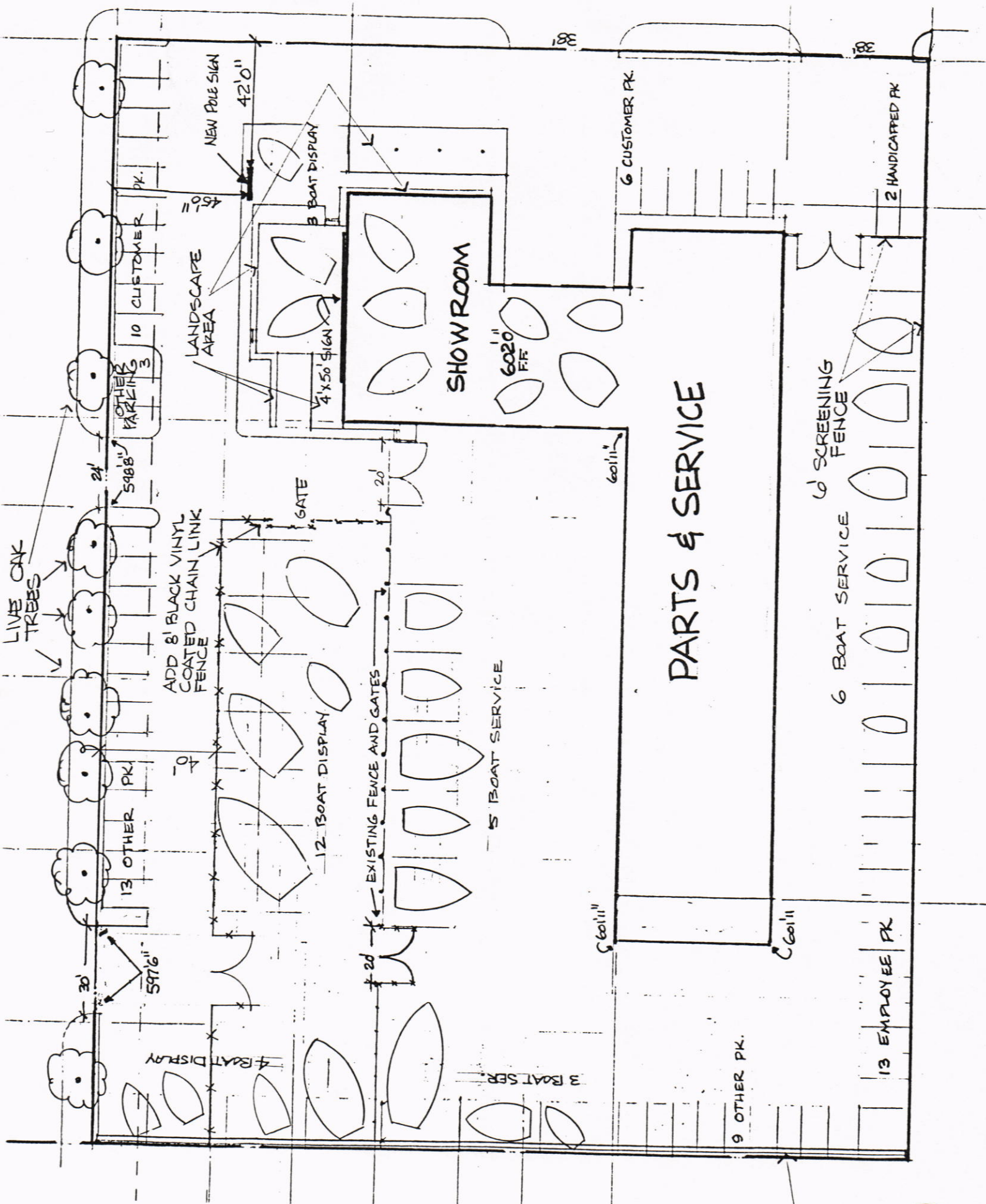
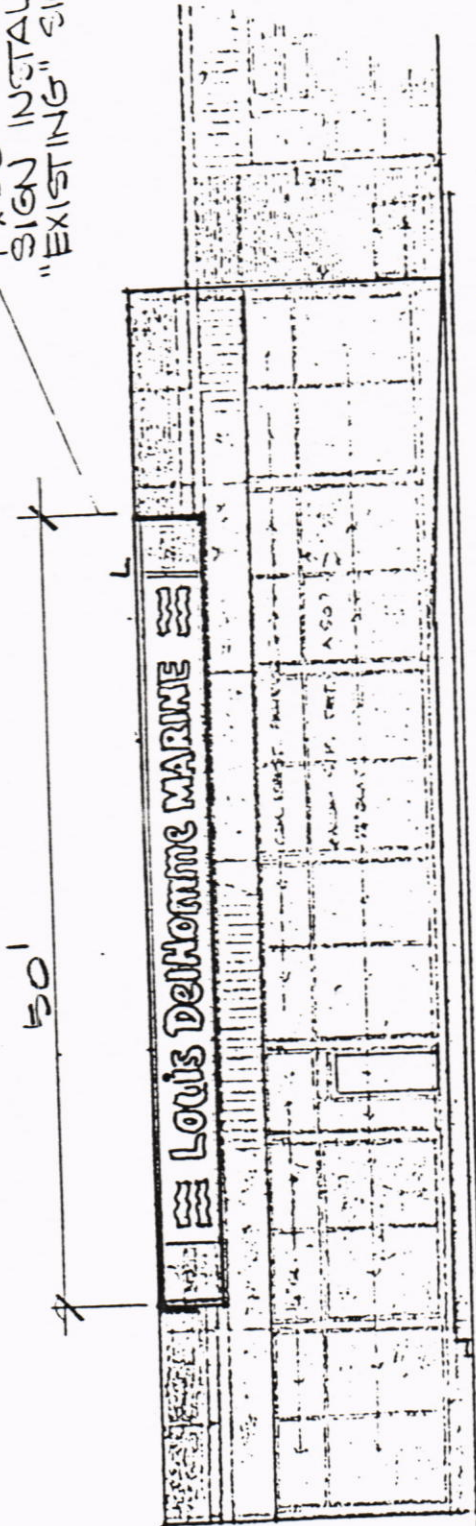


EXHIBIT "A" — DETAIL

4'x50' LIGHTED PLAS.
SIGN INSTALLED ON
"EXISTING" SIGN BAND



PROPOSED NEW BLDG. SIGN

AREA DATA

LAND: 104706 SF - 2.4 AC

INTERIOR USES:

SHOWROOM = 51262 S.F.
OFFICE = 700 S.F.
PARTS & SERV. = 11855 S.F.

TOTAL BLDG. = 17,817 S.F.

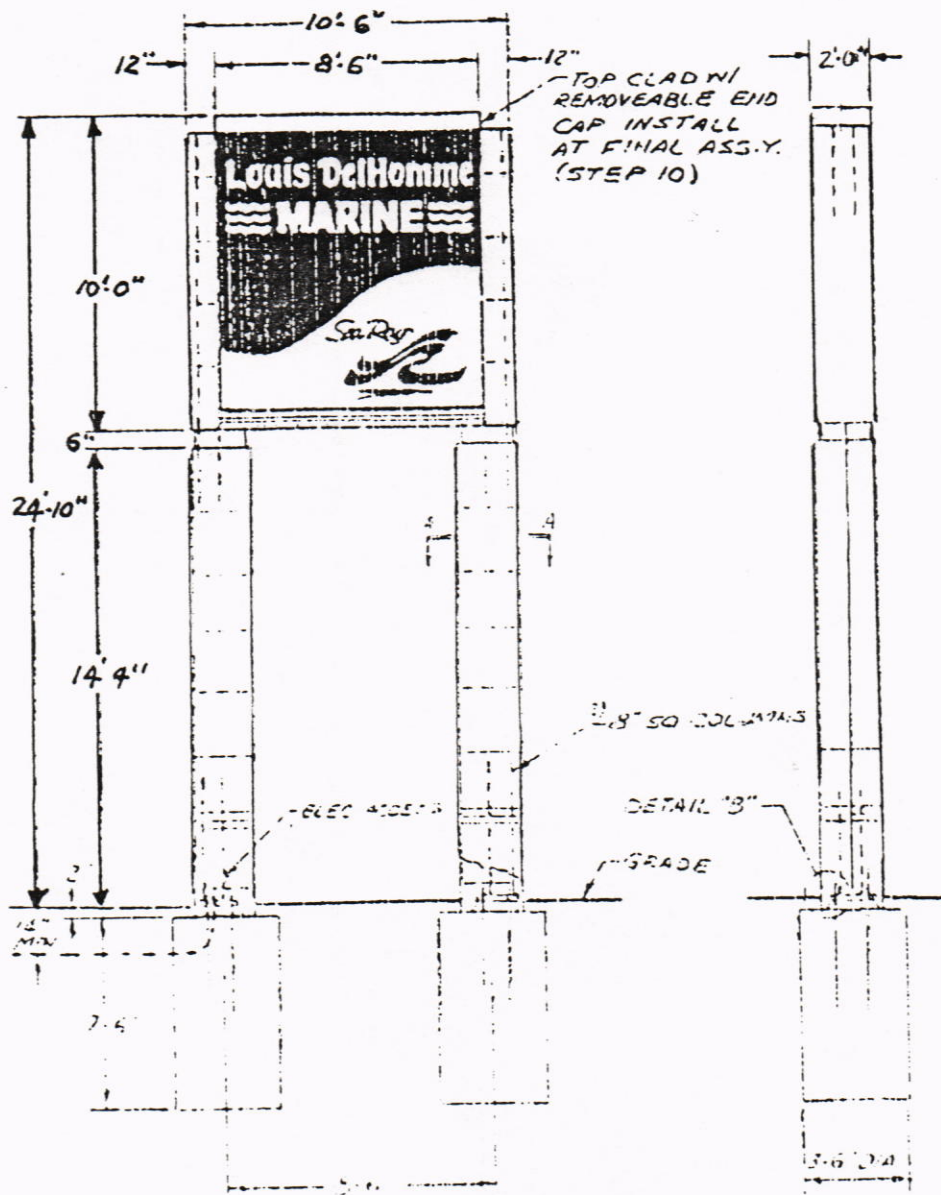
PARKING DATA

TOTAL PARKING & DISPLAY SPACES:

CUSTOMER = 16
EMPLOYEE = 13
HANDICAPPED = 2
OTHER = 25

56

BOAT DISPLAY = 15
BOAT SERVICE = 14
BOAT SHOWROOM = 7



PROPOSED NEW POLE SIGN

EXHIBIT "A" - DETAIL (4 OF 4)

2E